

PRESERVATION PLANNING

For preservation to be effective, it must be fully incorporated into a community's planning and decision-making process. Montana Code Annotated (MCA 76-2) empowers communities to make plans and informed decisions in a timely manner, rather than during a crisis, which results in enhanced preservation of historic and cultural resources. Preservation planning is a process that identifies, evaluates, registers, and treats historic properties in a logical order.

Preservation Planning Principles

- Important historic properties cannot be replaced if they are destroyed. Preservation planning provides for conservative use of these properties, preserving them in place and avoiding harm when possible, and altering or destroying properties only when necessary.
- If planning for the preservation of historic properties is to have positive effects, it must begin before the identification of all significant properties has been completed. To make responsible decisions about historic properties, existing information must be used to the maximum extent and new information must be acquired as needed.
- Preservation planning includes public participation. The planning process should provide a forum for open discussion of preservation issues. Public involvement is most meaningful when it is used to assist in defining values of properties and preservation planning issues, rather than when it is limited to review of decisions already made. Early and continuing public participation is essential to the board acceptance of preservation planning decisions.

Secretary of the Interior's Standards for Preservation Planning

Standard I. Preservation Planning Establishes Historic Contexts

Standard II. Preservation Planning Uses Historic Contexts To Develop Goals and Priorities for the Identification, Evaluation, Registration, and Treatment of Historic Properties

Standard III. The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes.

Preservation Planning Process (NPS 2000)

1. The preservation planning process is innovative, flexible, and carefully designed to respond to the scale, audience, and needs of the community.
2. Preservation planning involves the public in plan development, implementation, and revision, and tailors and approach to public participation that is appropriate for the varying identities and roles of the plan-maker and community.
3. Preservation planning assesses the status of the full range of historic and cultural resources in the planning area, or that are affected by the plan-making entity, and examines the factors that affect the resources and their preservation.
4. Preservation planning uses historic contexts and, as appropriate, other special planning studies to help support conclusions and findings in the plan, to help identify critical issues, and to develop goals and priorities for the identification, evaluation, registration, and treatment of historic properties.
5. Preservation planning establishes goals and objectives that address the preservation needs of historic and cultural resources in the planning area, as well as the critical issues, threats, and opportunities facing those resources.
6. Preservation planning produces a preservation plan that documents the findings and conclusions reached during the planning process, and that is distributed to its intended audience and others.
7. Preservation planning is timely and dynamic, accommodating change, and providing for revision and updating when needed.
8. The preservation plan is understandable and usable by its intended audience.

9. The preservation plan explains how it was developed and by whom.
10. The preservation plan describes historic and cultural resources in the planning area and explains the issues that affect them and their preservation.
11. The preservation plan sets forth clear goal statements and provides guidance for implementation.
12. The preservation plan has a specific and explicitly stated time frame, after which it is reaffirmed, substantially revised, or a completely new plan is developed.
13. The preservation plan's level of technical detail and its format, length, and appearance are guided by the extent to which these will serve the plan's purpose and the needs of its audience.
14. The preservation plan is implemented.
15. Preservation planning, the plan, and plan implementation are integrated and coordinated with other planning and decision-making processes in the community.
16. Preservation plan implementation has access to realistic strategies and legally sound tools that are appropriate for achieving plan goals and policies.
17. Preservation plan implementation includes ongoing evaluation, monitoring, and review of changing conditions and progress toward achievement of plan goals and policies.

Historic Preservation Element of the Local Comprehensive Plan

Five steps, created by the Georgia State Historic Preservation Office, outline the process a community should follow in developing a comprehensive historic preservation plan. The process incorporates the Standards for Preservation Planning.

A Model Community Preservation Plan

- I. Identification of Local Historic Properties
 - a. Preliminary area analysis
 - b. Outline of local developmental history
 - c. Statement of unique or distinctive aspects of local prehistory, history and historic properties
 - d. Field survey of historic properties (optional)
- II. Evaluation of Current Trends and Influences on Historic Preservation
 - a. Analysis of population, economic, land use, housing, transportation, and other change in the community
 - b. Analysis of opportunities for preservation
 - c. Analysis of threats to preserving local historic properties
- III. Community Consensus on Goals and Priorities for Preservation of Historic Properties (include elected officials, community leaders, preservation organizations, special interest groups, historic neighborhoods, business leaders, major institutions, and civic organizations)
- IV. Identification of Tools, Strategies, and Actions Needed to Achieve Community Goals
 - a. Public awareness
 - b. Field survey of historic properties, if needed
 - c. Evaluation and designation
 - d. Legal and regulatory protection
 - e. Financial incentives
 - f. Community development, downtown or neighborhood revitalization program
- V. Action Plan and Implementation